

September 2021

# ALBERHILL RANCH COMMUNITY ASSOCIATION

[www.alberhillranchhoa.org](http://www.alberhillranchhoa.org)

## ARCHITECTURAL REMINDER

Please remember that any exterior change or improvement to your house and/or rear yard must have Architectural Review Committee approval, prior to starting the project. Architectural Applications may be downloaded from the community website. If exterior renovations have begun prior to receiving approval, a cease and desist notice will be sent and all work must halt until written architectural approval is received. Please note that work completed without approval may need to be removed at your own expense.

## HAVE A HOA RELATED QUESTION?

To ensure that you are receiving accurate and up-to-date information with regards to landscaping, assessments, or common areas, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for, contact us. We are more than happy to explain the letter via email, phone call or an onsite meeting.

## HOMEOWNERS ASSOCIATION

Ever wonder why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do a number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

## QUIETING YOUR DOGS

Dogs can be quite loud when they are barking and with such close proximity to your neighbors, this can become a nuisance. Please make sure you are taking the steps needed to quiet your dog and always remember to pick up after your pets, it's not just a rule, it's the law!

## LABOR DAY

**Keystone Pacific will be closed in Observance of Labor Day - Monday, September 6th.** For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.

## BOARD OF DIRECTORS:

**President:** Paulie Tehrani  
**Vice-President:** Vanessa Macias  
**Treasurer:** Karen Holder  
**Secretary:** Vacant  
**Member-at-Large:** Andy Petijean

## NEXT BOARD MEETING:

**TBA**  
Conference call via Zoom

*The final agenda will be posted at clubhouse bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 295.1202*

*Please note, due to COVID-19, the Board of Director's are currently following the guidance of State, County, and the Association's Legal Counsel requirements / recommendations in regards to social distancing and meetings. At this time, it is unknown when "on-site" Board Meetings will commence.*

*Thank you for your understanding and patience during these difficult times.*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

**Darren Mandel**  
Phone: (951) 395.1202  
**Emergency After Hours: (949) 833.2600**  
Fax: (951) 346.4129  
[dmandel@keystonepacific.com](mailto:dmandel@keystonepacific.com)

### COMMON AREA ISSUES:

**Vanessa Samson**  
Phone: (951) 491.7748  
[vsamson@keystonepacific.com](mailto:vsamson@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)



Managed by Keystone  
41593 Winchester Road, Suite 113  
Temecula, CA 92590

## September 2021 REMINDERS

Keystone Pacific After Hours Service Line for after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

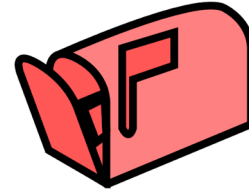


AFTER-HOURS

### HOMEOWNER ASSESSMENT INFORMATION

The payment address for assessments to be mailed is to:

PO BOX 513380  
Los Angeles, CA 90051-3380



### Here are some helpful suggestions that will show your love to your neighbors and to your community throughout the year:

- Clean out your garage so you can park your vehicles inside.
- .Recreational vehicles should not be parked in your driveway or on the streets of the community. In addition, the more vehicles homeowners fit in their garages, the more street parking will be available for guests. Thank you!
- Drive slowly and carefully through the property, and remind your guests to do the same.
- Don't ride your dirt bikes or ATV's throughout the community. Please take these to designated areas for your riding enjoyment!
- Read the newsletter every month to keep up on what's happening in the Association.
- Always keep your dogs on a leash, and pick up after them every time.
- Don't litter! Not only are we having problems with pet waste, but fast food containers are also finding their way into our landscaping. Remind your kids to clean up after themselves as well.
- Report any problems with the common area as soon as you spot them.
- Smile and say 'hi' to your neighbor when you see them!

### **SPEAKING OF MAINTENANCE...**

Although it is still hot with summer time and the idea of spending time outside in the heat is not too appealing for many, that doesn't give you a free pass on yard maintenance! Please make sure you are doing at minimum the following to keep your home looking nice throughout the seasons:

- Fertilize and water your rear yard as necessary.
- Remove all weeds from planter beds. This includes the rear yard and front porch areas.
- Remove all items being stored on driveways and front porches.
- Be sure your garage space is always available or parking the amount of vehicles which it was designed for.
- This should go without saying, but, any holiday decorations should be gone by now, thank you!

### **WHY ARE HOA ASSESSMENTS IMPORTANT?**

Your homeowner association is a non-profit mutual benefit corporation, of which you are a member. The common areas in your community are the assets that this corporation (your HOA) is responsible for managing. Therefore, you directly support the programs and services that preserve the property values of the homes in your community. As a non-profit mutual benefit corporation with a volunteer board of directors, none of the members on your community's board receive compensation for their service— all of the membership assessments are funneled back into amenities and services that protect your home's equity.



Alberhill Ranch Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name \_\_\_\_\_

Property Address \_\_\_\_\_

Owner Phone # \_\_\_\_\_ Owner Email \_\_\_\_\_

\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

2. Any alternate or secondary address to which notices from the association are to be delivered:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Alberhill Ranch Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606